

In re:  
Victor H. Maia  
Debtor

Case No. 18-16907-amc  
Chapter 11

## CERTIFICATE OF NOTICE

District/off: 0313-2  
Date Rcvd: Sep 15, 2021

User: admin  
Form ID: pdf900

Page 1 of 5  
Total Noticed: 67

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.
++	Addresses marked '++' were redirected to the recipient's preferred mailing address pursuant to 11 U.S.C. 342(f)/Fed.R.Bank.P.2002(g)(4).
+++	Addresses marked '+++' were redirected to the recipient's preferred mailing address pursuant to 11 U.S.C. 342(e).
#	Addresses marked '#' were identified by the USPS National Change of Address system as requiring an update. While the notice was still deliverable, the notice recipient was advised to update its address with the court immediately.
##	Addresses marked '##' were identified by the USPS National Change of Address system as undeliverable. Notices will no longer be delivered by the USPS to these addresses; therefore, they have been bypassed. The debtor's attorney or pro se debtor was advised that the specified notice was undeliverable.

### Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Sep 17, 2021:

Recip ID	Recipient Name and Address
db	+ Victor H. Maia, 79 Redwood Drive, Richboro, PA 18954-1646
aty	+ TYLER DISCHINGER, Buchanan Ingersoll & Rooney, PC, 50 S. 16th St, Ste 3200, Philadelphia, PA 19102-2555
acc	+ Bennett J. Sady & Company, P.C., Bennett J. Sady, 501 Office Center Drive, Suite 126, Fort Washington, PA 19034-3267
r	+ Keller Williams Real Estate, 584 Middletown Blvd. Suite A-50, Langhorne, PA 19047-4403
md	Martin J. Weis (Mediator), Dilworth Paxson LLP, 1500 Market Street, 3500E, Philadelphia, PA 19102-2101
cr	+ WELLS FARGO BANK, N.A., C/O POWERS, KIRN & ASSOCIATES, LLC, 8 NESHAMINY INTERPLEX DRIVE SUITE 215, TREVOSE, PA 19053-6980
cr	+ Willie Jamar Nobels, c/o Mark Pfeiffer, Esq., Buchanan Ingersoll & Rooney PC, 50 S. 16th Street, Suite 3200 Philadelphia, PA 19102-2555
14279516	+ 2401 Pennsylvania Ave., Kane & Silverman, P.C., 2401 Pennsylvania Avenue, Suite 1A5, Philadelphia, PA 19130-3002
14218384	+ Anthony Patterson, c/o Howard G. Silverman, Esq., 2401 Pennsylvania Avenue, Suite 1-A-5, Philadelphia, PA 19130-3010
14218385	+++ Anthony Patterson, 3228 Fountain St., Philadelphia, PA 19121-1727
14279520	+ Anthony Patterson, Administrator of Estate, Kane & Silverman, P.C., 2401 Pennsylvania Avenue, Suite 1A5, Philadelphia, PA 19130-3002
14434904	+ Anthony Patterson, Administrator of Estate of Shan, c/o Mark Pfeiffer, Esquire, 50 S. 16th Street, Suite 3200, Philadelphia, PA 19102-2555
14218388	+ Citibank South Dakota / Exxon, First National Collection Bureau, Inc., 610 Waltham Way, Sparks, NV 89437-6695
14218389	+ Citibank South Dakota c/o Unifund Corp, c/o Gordon & Weinberg, P.C., 1001 E. Hector St., Conshohocken, PA 19428-2395
14218390	+ City of Phila, c/o Linebarger Googan Blair, 4 Penn Center, 1600 Jfk Blvd., Suite 910, Philadelphia, PA 19103-2818
14218392	+ City of Phila, Dept of Revenue BIR/NPT, PO Box 1630, Philadelphia, PA 19105-1630
14218393	+ City of Philadelphia, c/o Goehring Rutter & Boehm, 1425 Spruce Street, Suite 100, Philadelphia, PA 19102-4578
14218394	+ City of Philadelphia L&I, Philadelphia Municipal Court, 34 S. 11th Street, Philadelphia, PA 19107-3623
14219620	+ Commonwealth of PA, Department of Revenue, c/o DENISE A. KUHN, Office of Attorney General, 1600 Arch Street, 3rd Floor, Philadelphia, PA 19103-2016
14218395	+++ Diana Wilson, 2517 W. Sergeant St., Philadelphia PA 19132-4137
14218396	+ Diana Wilson & Maurice Butts, c/o Neil R. Gelb, Esq., 1518 Walnut Street, Suite 200, Philadelphia, PA 19102-3402
14282962	+ Diana Wilson as administratrix of estate of Rashee, c/o Mark Pfeiffer, Esq, BuchananIngersoll, 50 S. 16th St., Ste. 3200, Philadelphia, PA 19102-2555
14218397	+ Discover Card, c/o Pressler, Felt & Warshaw, LLP, 7 Entin Road, Parsippany, NJ 07054-5020
14218398	+ Francisco J. Arroyo, 2047 E. Sanger Street, Philadelphia, PA 19124-1630
14218399	+ GH Harris Assoc. Inc., PO Box 216, Dallas, PA 18612-0216
14271245	+ Gary Seitz, Sequestator, GSBB Law, 1628 John F. Kennedy Blvd, Ste 1901, Philadelphia, PA 19103-2113
14218400	+ Jacinto Reis, 4026 Migration Lane, Columbus, OH 43230-9896
14279519	+ James Murphy, 2401 Pennsylvania Ave., Suite 1A5, Philadelphia, PA 19130-3002
14278693	+ Land Home Financial Services, LLC, 3611 South Harbor Blvd., Suite 100, Santa Ana, CA 92704-7915
14218402	+ Manuel & Maria Feis, 1229 Knorr St, Philadelphia, PA 19111-4931
14282728	+ Marshall Dennehey Warner Coleman & Goggin, 2000 Market Street, Suite 2300, Philadelphia, PA 19103-7006
14218403	+ Marshall Dennehey Warner Coleman, et al, 2000 Market Street, Philadelphia, PA 19103-3231
14218404	+ Martell S. Whetstone, 162 W. Ruscomb Street, Philadelphia, PA 19120-3412
14218405	+++ Maurice Butts, 1023 West Thompson Street, Philadelphia, PA 19122-4117
14218406	+ PA Dept of Revenue, c/o Linebarger Goggan Blair & Sampson, L, PO Box 90128, Harrisburg, PA 17109-0128
14218407	+ PGW, 800 W. Montgomery Avenue, 3rd Floor, Philadelphia, PA 19122-2806

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14350173 PNC BANK, NATIONAL ASSOCIATION, c/o MANLEY DEAS KOCHALSKI LLC, P.O. Box 165028, Columbus, OH 43216-5028  
14351983 + PNC Bank National Assoc, 701 Market Street, Suite 5000, Philadelphia, PA 19106-1541  
14218409 + Sonia Y. Colon, 1403 Sellers Street, Philadelphia, PA 19124-3629  
14284889 + Tamika Adams, 4661 Ditman Street, Philadelphia, PA 19124-3445  
14218410 Tamika N. Adams, 1614 Fillmore Street, Philadelphia, PA 19124  
14319419 + US Mortgage Resolution, LLC, 150 S. Warner Street, Suite 220, King of Prussia, PA 19406-2805  
14218412 Victor & Rosa Maia, 10 E. Pickering Bend, Richboro, PA 18954  
14218413 + Wells Fargo, PO Box 10335, Des Moines, IA 50306-0335  
14286238 Wells Fargo Bank, c/o Karina Velter, Esquire, MANLEY DEAS KOCHALSKI LLC, P.O. Box 165028, Columbus, OH 43216-5028  
14286038 Wells Fargo Bank, N.A., c/o Manley Deas Kochalski LLC, P.O. Box 165028, Columbus, OH 43216-5028  
14276893 #+ Wells Fargo Bank, N.A., Default Document Processing, MAC# N9286-01Y, 1000 Blue Gentian Road, Eagan, MN 55121-1663  
14284122 + Wells Fargo Bank, N.A., c/o ALDRIDGE PITE, LLP, 4375 Jutland Drive, Suite 200, P.O. Box 17933, San Diego, CA 92177-7921  
14282959 + Willie Jamar Nobles, individually and as administr, c/o Mark Pfeiffer, Esq., BuchananIngersoll&, 50 S. 16th St. Ste. 3200, Philadelphia, PA 19102-2555  
14218414 + Willie Nobles, c/o Steven E. McConnell, Esq., The Killino Firm, P.C., 1835 Market Street, Suite 2820, Philadelphia, PA 19103-2922  
14218415 + Willie Nobles, 6922 Rodney Street, Philadelphia, PA 19138-1921

TOTAL: 51

**Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.**

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
smg	Email/Text: megan.harper@phila.gov	Sep 15 2021 23:31:00	City of Philadelphia, City of Philadelphia Law Dept., Tax Unit/Bankruptcy Dept, 1515 Arch Street 15th Floor, Philadelphia, PA 19102-1595
smg	+ Email/Text: usapae.bankruptcynotices@usdoj.gov	Sep 15 2021 23:31:00	U.S. Attorney Office, c/o Virginia Powel, Esq., Room 1250, 615 Chestnut Street, Philadelphia, PA 19106-4404
cr	Email/Text: megan.harper@phila.gov	Sep 15 2021 23:31:00	City of Philadelphia, Law Revenue Department, c/o Pamela Elchert Thurmond, 1401 JFK Boulevard, 5th Floor, Municipal Services Bldg, Philadelphia, PA 19102
cr	Email/Text: RVSVCBICNOTICE1@state.pa.us	Sep 15 2021 23:31:00	Commonwealth of Pennsylvania, Department of Revenue, Bureau of Compliance, Dept. 280946, Harrisburg, PA 17128-0946
cr	+ Email/Text: steve@needlelawyer.com	Sep 15 2021 23:30:00	G.H. Harris Associates, Inc., c/o Stephen L. Needles, Esq., 80 North Second Street Pike, Churchville, PA 18966-1057
14225605	Email/Text: megan.harper@phila.gov	Sep 15 2021 23:31:00	City of Philadelphia Law Department, Tax Unit Bankruptcy Group., MSB 1401 JFK Blvd., 5th Floor, Philadelphia, PA 19102-1595
14380285	Email/Text: megan.harper@phila.gov	Sep 15 2021 23:31:00	Water Revenue Bureau, c/o City of Philadelphia Law Department, Tax & Revenue Unit, Bankruptcy Group, MSB, 1401 John F. Kennedy Blvd., 5th Floor, Philadelphia, PA 19102-1595
14218391	+ Email/Text: megan.harper@phila.gov	Sep 15 2021 23:31:00	City of Phila Water Revenue Bureau, PO Box 41496, Philadelphia, PA 19101-1496
14303516	+ Email/Text: steve@needlelawyer.com	Sep 15 2021 23:30:00	G.H. Harris Associates, Inc., c/o STEPHEN L. NEEDLES, ESQ., 80 North 2nd Street Pike, Churchville, PA 18966-1057
14234662	Email/Text: sbse.cio.bnc.mail@irs.gov	Sep 15 2021 23:30:00	INTERNAL REVENUE SERVICE, Post Office Box 7346, Philadelphia, PA 19101-7346
14218387	Email/PDF: ais.chase.ebn@americaninfosource.com	Sep 15 2021 23:39:15	Chase Card, PO Box 15298, Wilmington, DE 19850
14226867	Email/PDF: resurgentbknofications@resurgent.com	Sep 15 2021 23:39:18	LVNV Funding, LLC its successors and assigns as, assignee of Citibank (South Dakota), N.A., Resurgent Capital Services, PO Box 10587, Greenville, SC 29603-0587
14218408	Email/Text: Bankruptcy.Notices@pnc.com	Sep 15 2021 23:30:00	PNC Bank, 2730 Liberty Avenue, Pittsburgh, PA

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14235403	Email/Text: Bankruptcy.Notices@pnc.com	Sep 15 2021 23:30:00	15222 PNC Bank National Association, 2730 Liberty Avenue, Pittsburgh, PA 15222
14233174	Email/Text: RVSVCBICNOTICE1@state.pa.us	Sep 15 2021 23:31:00	Pennsylvania Department of Revenue, Bankruptcy Division PO Box 280946, Harrisburg, PA 17128-0946
14218411	+ Email/PDF: Citi.BNC.Correspondence@citi.com	Sep 15 2021 23:39:16	The Home Depot /CBNA, PO Box 6497, Sioux Falls, SD 57117-6497
TOTAL: 16			

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

Recip ID	Bypass Reason	Name and Address
intp		Natasha Rivera
smg	*	Internal Revenue Service, P.O. Box 7346, Philadelphia, PA 19101-7346
smg	*	Pennsylvania Department of Revenue, Bankruptcy Division, P.O. Box 280946, Harrisburg, PA 17128-0946
cr	*	Anthony Patterson, 3228 Fountain St., Philadelphia, PA 19121-1727
cr	*+	Diana Wilson, 2517 W. Sergeant St., Philadelphia, PA 19132-4137
cr	*+	Maurice Butts, 1023 West Thompson Street, Philadelphia, PA 19122-4117
14284888	*+	Anthony Patterson, 3228 Fountain St., Philadelphia, PA 19121-1727
14590542	*P++	CITY OF PHILADELPHIA LAW DEPARTMENT, MUNICIPAL SERVICES BUILDING, 1401 JOHN F KENNEDY BLVD 5TH FLOOR, PHILADELPHIA PA 19102-1617, address filed with court:, Water Revenue Bureau, c/o City of Philadelphia Law Department, Tax & Revenue Unit, Bankruptcy Group, MSB, 1401 John F. Kennedy Blvd., 5th Floor, Philadelphia, PA 19102-1595
14589719	*	PNC Bank, National Association, c/o Manley Deas Kochalski LLC, P.O. Box 165028, Columbus, OH 43216-5028
14589720	*	PNC Bank, National Association, c/o Manley Deas Kochalski LLC, P.O. Box 165028, Columbus, OH 43216-5028
14281904	*+	Wells Fargo Bank, N.A., Default Document Processing, MAC# N9286-01Y, 1000 Blue Gentian Road, Eagan, MN 55121-1663
14218386	##+	Benjamin Avery, 3952 Claridge Street, Philadelphia, PA 19124-5502
14284887	##+	Diana Wilson, 2246 N. Woodstock St., Philadelphia, PA 19132-4824
14218401	##+	Keif S. Spradley, 5835 Sylvester Street, Philadelphia, PA 19149-3325

TOTAL: 1 Undeliverable, 10 Duplicate, 3 Out of date forwarding address

## NOTICE CERTIFICATION

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Sep 17, 2021

Signature: /s/Joseph Speetjens

## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on September 15, 2021 at the address(es) listed below:

Name	Email Address
AMANDA L. RAUER	on behalf of Creditor WELLS FARGO BANK N.A. Amanda.rauer@pkallc.com, chris.amann@pkallc.com;nick.bracey@pkallc.com;Samantha.gonzalez@pkallc.com;jill@pkallc.com;mary.raynor-paul@pkallc.com; m;harry.reese@pkallc.com

DENISE A. KUHN

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on behalf of Creditor Commonwealth of Pennsylvania Department of Revenue dkuhn@attorneygeneral.gov

EDMOND M. GEORGE

on behalf of Defendant Victor H. Maia  
michael.vagnoni@obermayer.com;turner.falk@obermayer.com;Lucille.acello@obermayer.com;helen.belair@obermayer.com;col  
een.schmidt@obermayer.com

EDMOND M. GEORGE

on behalf of Debtor Victor H. Maia  
michael.vagnoni@obermayer.com;turner.falk@obermayer.com;Lucille.acello@obermayer.com;helen.belair@obermayer.com;col  
een.schmidt@obermayer.com

GEORGE M. CONWAY

on behalf of U.S. Trustee United States Trustee george.m.conway@usdoj.gov

HARRY B. REESE

on behalf of Creditor WELLS FARGO BANK N.A. bankruptcy@powerskirn.com

JILL MANUEL-COUGHLIN

on behalf of Creditor WELLS FARGO BANK N.A. bankruptcy@powerskirn.com

KARINA VELTER

on behalf of Creditor PNC BANK NATIONAL ASSOCIATION amps@manleydeas.com

MARK D. PFEIFFER

on behalf of Counter-Defendant Willie Jamar Nobles mark.pfeiffer@bipc.com donna.curcio@bipc.com;sean.kenny@bipc.com

MARK D. PFEIFFER

on behalf of 3rd Pty Defendant Anthony Patterson mark.pfeiffer@bipc.com donna.curcio@bipc.com;sean.kenny@bipc.com

MARK D. PFEIFFER

on behalf of Counter-Defendant Diana Wilson mark.pfeiffer@bipc.com donna.curcio@bipc.com;sean.kenny@bipc.com

MARK D. PFEIFFER

on behalf of Creditor Willie Jamar Nobels mark.pfeiffer@bipc.com donna.curcio@bipc.com;sean.kenny@bipc.com

MARK D. PFEIFFER

on behalf of Creditor Diana Wilson mark.pfeiffer@bipc.com donna.curcio@bipc.com;sean.kenny@bipc.com

MARK D. PFEIFFER

on behalf of Plaintiff Willie Jamar Nobles mark.pfeiffer@bipc.com donna.curcio@bipc.com;sean.kenny@bipc.com

MARK D. PFEIFFER

on behalf of Creditor Maurice Butts mark.pfeiffer@bipc.com donna.curcio@bipc.com;sean.kenny@bipc.com

MARK D. PFEIFFER

on behalf of Plaintiff Diana Wilson mark.pfeiffer@bipc.com donna.curcio@bipc.com;sean.kenny@bipc.com

MARTIN J. WEIS

on behalf of Mediator Martin J. Weis (Mediator) mweis@dilworthlaw.com ycaplow@dilworthlaw.com

MICHAEL D. VAGNONI

on behalf of 3rd Party Plaintiff Victor H. Maia michael.vagnoni@obermayer.com  
Lucille.acello@obermayer.com;helen.belair@obermayer.com;coleen.schmidt@obermayer.com;turner.falk@obermayer.com

MICHAEL D. VAGNONI

on behalf of Debtor Victor H. Maia michael.vagnoni@obermayer.com  
Lucille.acello@obermayer.com;helen.belair@obermayer.com;coleen.schmidt@obermayer.com;turner.falk@obermayer.com

MICHAEL D. VAGNONI

on behalf of Defendant Victor H. Maia michael.vagnoni@obermayer.com  
Lucille.acello@obermayer.com;helen.belair@obermayer.com;coleen.schmidt@obermayer.com;turner.falk@obermayer.com

PAMELA ELCHERT THURMOND

on behalf of Creditor City of Philadelphia pamela.thurmond@phila.gov karen.blalock@phila.gov

REBECCA ANN SOLARZ

on behalf of Creditor PNC BANK NATIONAL ASSOCIATION bkgroup@kmlawgroup.com

SARAH ELISABETH BARNGROVER

on behalf of Creditor WELLS FARGO BANK N.A. amps@manleydeas.com

SARAH ELISABETH BARNGROVER

on behalf of Creditor PNC BANK NATIONAL ASSOCIATION amps@manleydeas.com

SARAH K. MCCAFFERY

on behalf of Creditor WELLS FARGO BANK N.A. bankruptcy@powerskirn.com

STEPHEN L. NEEDLES

on behalf of Creditor G.H. Harris Associates Inc. steve@needlelawyer.com

United States Trustee

USTPRegion03.PH.ECF@usdoj.gov

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**UNITED STATES BANKRUPTCY COURT  
EASTERN DISTRICT OF PENNSYLVANIA**

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**In re:**

**VICTOR H. MAIA,**

**Debtor.**

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:  
:  
: **Chapter 11**  
:  
: **Case No. 18-16907-JKF**  
:  
:

**ORDER CONFIRMING PLAN**

AND NOW, this 15<sup>th</sup> day of September, 2021 upon consideration of the Fourth Amended Plan of Reorganization of Victor H. Maia (the “Debtor”), dated July 21, 2021 [Docket No. 303] (the “Plan”)<sup>1</sup> and the Court, having considered the entire record before it in this case, including the Fourth Amended Disclosure Statement in support of the Plan (the “Disclosure Statement”) and all documents entered into evidence and arguments made in support of the confirmation of the Plan at the Confirmation Hearing on September 15, 2021 and the Plan and Disclosure Statement having been transmitted to Creditors and Equity Security Holders, and it having been determined at the Confirmation Hearing, on notice, that the requirements set forth in Section 1129(a) of the Bankruptcy Code have been satisfied:

IT IS HEREBY ORDERED, ADJUDGED and DECREED as follows:

1. All objections to the Plan not otherwise withdrawn or resolved are  
OVERRULED.
2. The Plan complies with the requirements of 11 U.S.C. §1129(a).
3. The Plan is CONFIRMED.

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<sup>1</sup> All capitalized terms in this Order not otherwise defined shall have the meaning ascribed to them in the Plan, the United States Bankruptcy Code, 11 U.S.C. §§ 101 et seq. (as amended, the “Bankruptcy Code”) and/or the Federal Rule of Bankruptcy Procedure (the “Rules”).

4. Upon the occurrence of the Effective Date of the Plan, the amount of \$55,709.64 currently held in escrow by Choice One Abstract, Inc. in connection with the sale of the Class 4 Property 1641 Fillmore Street, Philadelphia, PA (the “Fillmore Property”) shall be paid to the Class 4 Creditors through their counsel Mark Pfeiffer, Esquire, in full and final satisfaction of the lien of the Class 4 Creditors on the proceeds of the sale of the Fillmore Property pursuant to the March 15, 2021 Order of this Court [D.N. 267].

5. Upon the occurrence of the Effective Date of the Plan any and all liens of the Class 4 Creditors which affixed to the proceeds of the sale of the Debtor’s Property located at 124 East Albanus Street, Philadelphia, PA (the “Albanus Property”) pursuant to the March 15, 2021 Order of the this Court [D.N.266] (the “Albanus Sale Order”) and held in escrow as set forth below shall be satisfied and released by operation of this Order, without the need for further order of this Court and without the requirement of any act to satisfy and release the lien.

6. Upon the occurrence of the Effective Date of the Plan, the amount of \$63,029.66 currently held in escrow by Settlement Engine, Inc. in connection with the sale of the Albanus Property and pursuant to the Albanus Sale Order, shall be paid to the Debtor to be used in conjunction with the proceeds of the sale of the Debtor’s Property 2051 Wakeling Street, Philadelphia, PA for the sole purpose of making the Effective Date payments as set forth on Exhibit E to the Disclosure Statement.

7. If the Debtor fails to make any monthly payment under the Plan to Wells Fargo in connection with the Debtor’s property located at 79 Redwood Drive, Richboro, PA, Wells Fargo shall be permitted to exercise any and all rights to seek relief from the automatic stay under section 362 of the Bankruptcy Code.

8. In accordance with Bankruptcy Rules 2002 and 3020(c), within five Business Days of the entry of the Confirmation Order, the Debtor shall serve a copy of the Confirmation Order by first-class, postage prepaid U.S. mail to: (a) the Debtor; (b) the United States Trustee; (c) all holders of Claims and Interests; and (d) all other parties-in-interest.

BY THE COURT:



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The Honorable Ashely M. Chan  
United States Bankruptcy Judge